

Clarification



PURCHASER'S EXTRAS (PE)

Oak Ridge Meadows - Grovetrail Developments Inc.

PURCHASERS: MOHAMMAD GHARIBNAVAZ HASAN KI and SHIVA NAMVARKOHAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	REG. PLAN #		
39	1	BELVEDERE Elev C	65M-4696		

Item	QTY	Description	Addition to Purchase Price
1		1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD "A" EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch) Note:	
2		1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:	



This is a request to price the above extras/upgrades in accordance with the following terms and conditions:

- In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
- The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
- It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
- Extras or changes will not be processed unless signed by the Vendor.
- These extras may not be amended without the written consent of Grovetrail Developments Inc..
- The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
- No Estimates or orders will be accepted once construction has commenced.
- Prices are estimates only and guaranteed for a period of 5 days only.
- Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
- For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

Paid By Amount Detail

Total Payment: _____

PURCHASER:

DocuSigned by:

Mohammad Gharibnavaz Hasan Ki

04-May-22
DATE

CONSULTANT:

Melissa Di Marino

PURCHASER:

DocuSigned by:

HASAN KI

SHIVA NAMVARKOHAN

04-May-22
DATE

VENDOR:

PER: Grovetrail Developments Inc.

☐ Decor☐ Builder☐ Purchaser

Printed: 4-May-22 at 10:53 am

HST#:1



SITE COPY

CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: MOHAMMAD GHARIBNAVAZ HASAN KI and SHIVA NAMVARKOHAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
39	1	BELVEDERE Elev C	04-Oct-22	

Offer	BASEMENT WALK UP INCLUDING WOOD DECK AS PER VENDORS ARCHITECTURAL DRAWING AND STANDARD SAMPLES AND SPECIFICATIONS.
Workshee	Note:

Offer	BONUS PACKAGE FOR 38 DETACHED: PURCHASER TO RECEIVE \$35,000.00 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT DECOR CENTRE AT TIME OF COLOUR CHART, ADDITIONAL BONUS IS IN LIEU OF REAL ESTATE COMMISSIONS.
Workshee	Note:



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TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
39	1	BELVEDERE Elev C	04-Oct-22	

Date Added: 02-May-22

Invoice Number: 7809

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - FAMILY ROOM - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Seperate Switch at family room (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**

1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred aobove kitchen island (See Sketch)

Note:

1 - KITCHEN - In addition to builders standard ceiling light, Install SIX (6) LED POT LIGHTS with ONE (1) Seperate Switch at kitchen (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only

1 - LIVING ROOM - In addition to builders standard switch operated plugs, Install ONE (1) CEILING LIGHT (complete with fixture) with ONE (1) Seperate Switch. To be installed at living room, inline with standard ceiling light at dining room (See Sketch)

Note:

1 - FRONT EXTERIOR - In addition to builders standard exterior GFI plug, Install ONE (1) FESTIVE SOFIT PLUG on SINGLE POLE SWITCH (See Sketch)

Note:

1 - CLARIFICATION;

EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors

Note:

1 - SECOND FLOOR - BEDROOMS - FLOORING - Install Hardwood Flooring - 3 1/4" x 3/4" VINTAGE RED OAK BERKSHIRE (Character Pearl) in lieu of builders standard broadloom, to be installed throughout 2nd floor bedrooms where applicable

Note: To Include; Master Bedroom, Bedroom #2, Bedroom #3 and Bedroomn #4 (See Sketch)

1 - KITCHEN / BATHROOMS / LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN / BATHROOMS & LAUNDRY ROOM UPGRADES / LAYOUTS. (See Attached QTK Paperwork)

Note:

1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - KITCHEN - COUNTERTOP EDGING - Install UPGRADE " L " EDGE PROFILE - To be installed througout kitchen countertop, where applicable (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022

Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome

Note:

1 - KITCHEN - KITCHEN BACKSPLASH - Install UPGRADE #5 Backsplash Tile - 12x12 TWILIGHT GLASS BLACK MOSAICS - To be installed throughout kitchen, where applicable (does not include behind the fridge or stove) (See Sketch)

Note: **BASED ON STANDARD LAYOUT**



SITE COPY

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Grovetrail Developments Inc.

PURCHASERS: MOHAMMAD GHARIBNAVAZ HASAN KI and SHIVA NAMVARKOHAN

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
39	1	BELVEDERE Elev C	04-Oct-22	

Date Added: 02-May-22

Invoice Number: 7809

1 - KITCHEN - Install Rough-In 220Volt (4 Wire with Breaker) 20Amp for Microwave (See QTK Layout)
Note: **PRICE SUBJECT TO CHANGE ONCE APPLIANCE SPECIFICATIONS HAVE BEEN SUBMITTED AND REVIEWED**

1 - KITCHEN - Delete the builders standard exhaust fan above stove (See QTK)
Accommodate Applicable Electrical for the Insert Style Exhaust Fan that will be installed by purchaser After Closing.
Note: **Purchaser accepts & acknowledges the vendor will be exempt from any possible damages created by installing their own insert style exhaust fan after closing**

PRICE SUBJECT TO CHANGE ONCE APPLIANCE SPECIFICATIONS HAVE BEEN SUBMITTED AND REVIEWED

1 - KITCHEN - Install SEVEN (7) PUCK LIGHTS with ONE (1) Seperate Switch - To be installed throughout kitchen cabinetry, where applicable (See QTK Layout for Locations)
Note:

90 - MASTER ENSUITE - FLOORING - Install UPGRADE #5 - PORCELAIN TILES - 24x24 TIMELESS WHITE POLISHED - To be installed throughout master ensuite floor, where applicable (To be Installed Straight) (See Sketch)
Note:

105 - MASTER ENSUITE - SHOWER WALLS - Install UPGRADE #6 - PORCELAIN TILES - 24x24 TIMELESS WHITE POLISHED - To be installed throughout master ensuite shower walls, where applicable (To be Installed Straight) (See Sketch)
Note:

55 - ENSUITE #2 - FLOORING - Install UPGRADE #3 - PORCELAIN TILES - 12x24 ETERNA CALACATTA GREY PLOISHED - To be installed throughout ensuite #2 floor, where applicable (To be Installed Straight/Stacked) (See Sketch)
Note:

80 - ENSUITE #2 - TUB/SHOWER WALLS - Install UPGRADE #4 - PORCELAIN TILES - 12x24 ETERNA CALACATTA GREY POLISHED - To be installed throughout ensuite #2 tub/shower walls, where applicable (To be Installed Horizontally / Stacked) (See Sketch)
Note:

35 - TWIN BATH 2/3 - FLOORING - Install UPGRADE #3 - PORCELAIN TILES - 12x24 ETERNA CALACATTA GREY PLOISHED - To be installed throughout twin bath 2/3 floor, where applicable (To be Installed Straight/Stacked) (See Sketch)
Note:

80 - TWIN BATH 2/3 - TUB/SHOWER WALLS - Install UPGRADE #4 - PORCELAIN TILES - 12x24 ETERNA CALACATTA GREY POLISHED - To be installed throughout twin bath 2/3 tub/shower walls, where applicable (To be Installed Horizontally / Stacked) (See Sketch)
Note:

58 - LAUNDRY ROOM (2nd Floor) - FLOORING - Install UPGRADE #3 - PORCELAIN TILES - 12x24 ETERNA CALACATTA GREY PLOISHED - To be installed throughout laundry room (2nd floor) floor, where applicable (To be Installed Straight/Stacked) (See Sketch)
Note:

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity,where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity,where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - TWIN BATH 2/3- COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE MAPLE WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 3/4 vanity,where applicable (Includes 3" Splash) (See Sketch)
Note:

1 - DISCLAIMER - STONE COUNTERTOP;
POWDER ROOM, MASTER ENSUITE, ENSUITE #2 & TWIN BATH 2/3 - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.
Note:



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CONSTRUCTION SUMMARY
Grovetrail Developments Inc.

PURCHASERS: MOHAMMAD GHARIBNAVAZ HASAN KI and SHIVA NAMVARKOHAN TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
39	1	BELVEDERE Elev C	04-Oct-22

Date Added: 02-May-22 Invoice Number: 7809

1 - BONUS PACKAGE - REFER TO PE #7522, ITEM #9 - PURCHASER HAS APPLIED REMAINING \$20,762.00 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:
1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on APRIL 28,2022 Note:
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:

Date Added: 14-Oct-21 Invoice Number: 7522

4 - BASEMENT - Increase Basement Windows (x4) from Standard 30 IN (W) x 24 IN (H) TO LARGER 36 IN (W) x 24 IN (H) EA. (with POSSIBLE WINDOW WELLS) (x4 Windows) (See Sketch) Note: **One (1) Basement Window to Remain Standard Size 30" x 24"**
1 - FRONT EXTERIOR - DOOR - Install EXTENDED HEIGHT SINGLE FRONT DOOR (Delete Transom Window Above) in lieu of builders standard height single front door (See Sketch) Note:
1 - FAMILY ROOM - Install COFFERED CEILING throughout perimeter of family room (AS PER PLAN) (See Sketch) Note: Approved & Priced as per Fonzie
1 - MASTER ENSUITE - Delete Full Wall Between shower stall and free standing tub. Install FRAMELESS GLASS SHOWER ENCLOSURE at master ensuite shower stall. (To Include: 2x2 Mosaics, 6" Curb +Stone Curb) in lieu of builders standard shower stall (See Sketch) Note: ** Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**
1 - BASEMENT - Install ADDITIONAL LAUNDRY ROUGH-INS IN BASEMENT To Include; Electrical for washer & Dryer and LAUNDRY TUB ROUGH-IN (See Sketch) Note:
1 - GARAGE - Re-locate Central Vac Trunk Rough-In to Garage in lieu of Basement Vendor to Determine Location Note:
1 - FRONT EXTERIOR - In addition to builders standard coach light, Install ONE (1) ADDITIONAL EXTERIOR COACH LIGHT - To be installed beside front doors (See Sketch) Note: **Front Doors to have TWO (2) Exterior Coach Lights**
1 - KITCHEN - Install GAS LINE ROUGH-IN (with Applicable Electrical) at stove area of kitchen (See Sketch) Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$35,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE. Note: **Remaining Bonus Package of \$20,762.00 (Includes Taxes) will be applied to upgrades completed during decor appointment**
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE & HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on October 12,2021 Note:
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
HAMMAD GHARIBNAVAZ HASAN KI & SHIVA NAMVARKOHA	Melissa Di Marino	BELVEDERE Elev C	/	Grovetrail Developments Inc.	04/10/2022	39

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Flooring	Wall Tile	Plumbing																																																																																																																																						
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MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall																																																																																																																																								
Cornice Moulding / Medalion																																																																																																																																								
Foyer	NONE																																																																																																																																							
Living Room	NONE																																																																																																																																							
Dining Room	NONE																																																																																																																																							
Family Room	NONE																																																																																																																																							
Main Hall	NONE																																																																																																																																							
Kitchen	NONE																																																																																																																																							
2nd Floor Hall	NONE																																																																																																																																							

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
HAMMAD GHARIBNAVAZ HASAN KI & SHIVA NAMVARKOHAI	Melissa Di Marino	BELVEDERE Elev C	/	Grovetrail Developments Inc.	04/10/2022	39

Page 2 of 3

Interior Paint

Description

Master Ensuite

Ensuite #2

Twin Bath 2/3

Laundry (2nd Floor)

Powder Room

Garage Entry

Kitchen/Dinette

Foyer

Standard - Silver Birch

Main Hall

Standard - Silver Birch

Family Room

Standard - Silver Birch

Living Room

Standard - Silver Birch

Dining Room

Standard - Silver Birch

Upper Hall

Standard - Silver Birch

Master Bedroom

Standard - Silver Birch

Bedroom 2

Standard - Silver Birch

Bedroom 3

Standard - Silver Birch

Bedroom 4

Standard - Silver Birch

Cabinet

Style

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

SEE ATTACHED QTK PAPERWORK

N/A

SEE ATTACHED QTK PAPERWORK

Appliance Opening/Dimension

Fridge Size

SEE QTK LAYOUT

Range

SEE QTK LAYOUT

Built-Ins

None

Microwave

SEE QTK LAYOUT

Hood Fan

SEE QTK LAYOUT

Exhaust Opening

6"

8"

Dishwasher Cabinet

Std 24in Opening

Fireplace

Fireplace

FAMILY ROOM

Location Flooring

3 1/4" HARDWOOD

Style

VILLA NOVA

Finish

STONE

Marble

N/A

Hearth

NONE

Fireplace

N/A

Location Flooring

N/A

Style

N/A

Finish

N/A

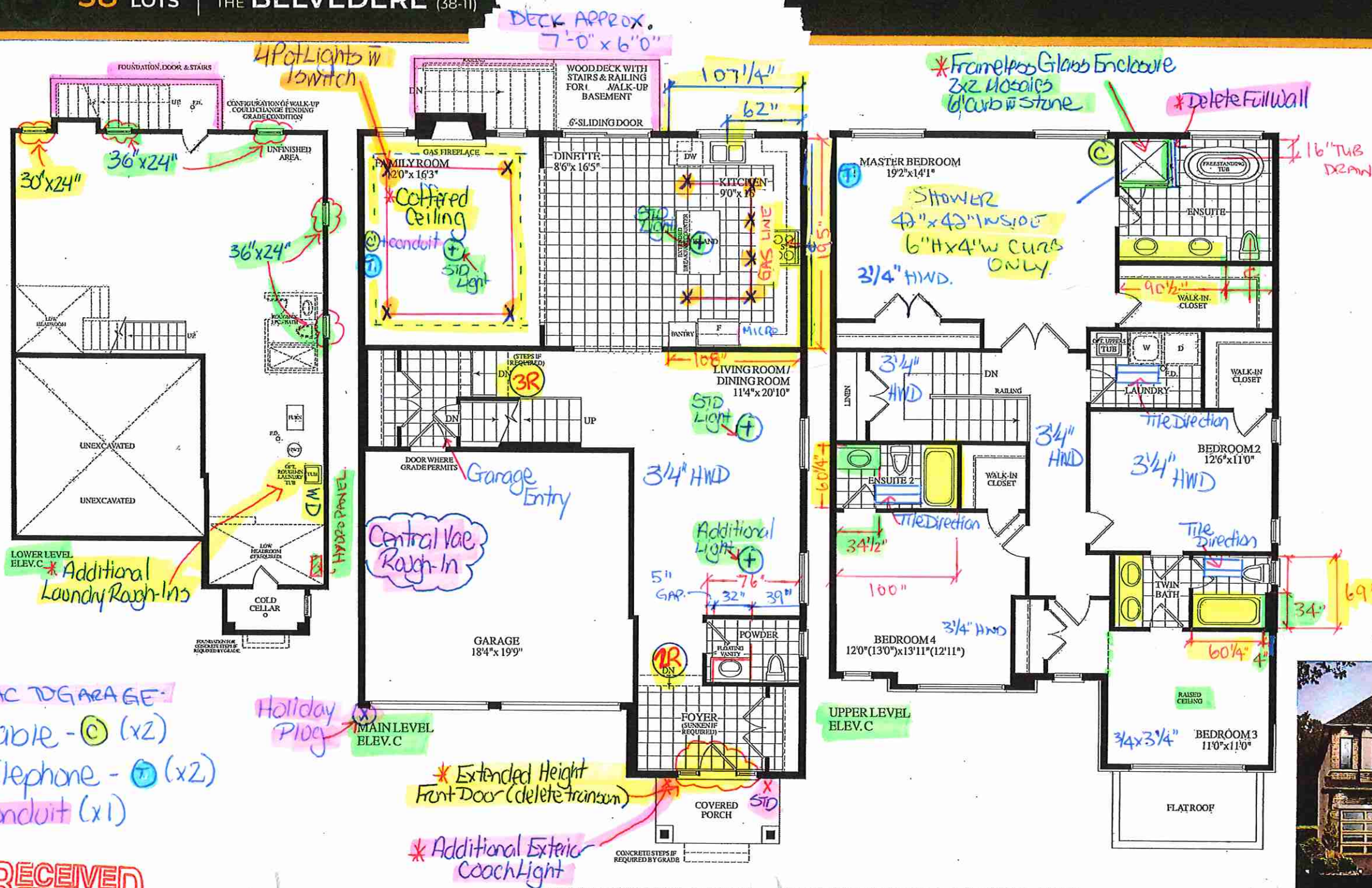
Marble

N/A

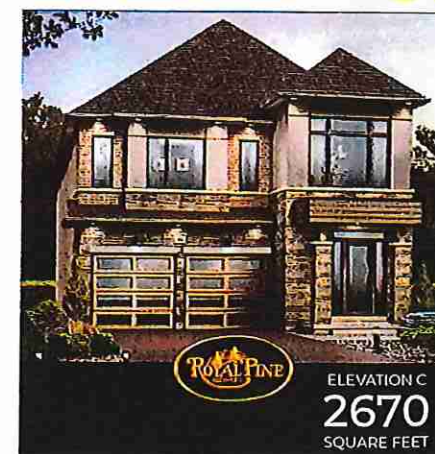
Hearth

N/A

Notes



Lot 39 38-11 Elev. C





Quality Tops & Kitchens Ltd.
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	MOHAMMAD GHARIBNAVAZ HASAN KI SHI	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	mehran.gharibnavaz@hotmail.com shiva.nam	MODEL TYPE:	38-11
PHONE #:	4165646457	LOT #:	39 CTF
PHONE #:	4166509029	DATE:	Apr 11, 2022 Q8339

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE: QT 1201 NONE FINISH: WHITE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
BSPICE2	1	PULL-OUT SPICE UNIT - 2 BASKETS 6" W, 8" W, 12" W or 15-1/2" W	
BGB2-17	1	DOUBLE BIN PULL-OUT RECYCLE 17" WIDE CAB	
BCR-MC1	2	MAGIC CORNER 1 PULL-OUT UNIT w/ 4 S.S. ANTI-SLIP BASKETS	
VB	1	VALANCE BOX UPPERS & PUCK LIGHT CUTOUPS (ELEC. & LIGHTS NOT INCL.)	
MC-TR-DR W	1	MICROWAVE OPENING * & DRAWER BELOW (SPEC'S REQ)	
POSH-1	1	LA POSITANO CANOPY w/ WOOD DUMMY DOOR PANEL - 32" W x 30" H	
CUST-2	2	1 SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES	
CUST-7	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
Twin Bath 2/3 VANITY	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

msk

SN



Quality Tops & Kitchens Ltd.
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www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	MOHAMMAD GHARIBNAVAZ HASAN KI SHI	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:	mehran.gharibnavaz@hotmail.com shiva.nam	MODEL TYPE:	33-11
PHONE #:	4165646457	LOT #:	39 CTF
PHONE #:	4165608029	DATE:	Apr 11, 2022 Q8338

ROOM	DESCRIPTION	CATEGORY
Ensuite #2 VANITY	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

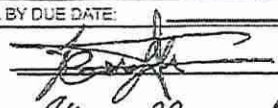
ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE: DH00010	
ROOM SUMMARY:			

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: FROSTING SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
CUST-3	1	CATEGORY 1 HARDWARE: DH00010 [HORIZONTAL HANDLES]	
ROOM SUMMARY:			

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING		TOTAL:
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		HST
		GRAND TOTAL:
DEPOSIT 1 DATE:		DEPOSIT 1:
DEPOSIT 2 DATE:		DEPOSIT 2:

BALANCE TO BE PAID IN FULL BY DUE DATE:	CUSTOMER INITIAL(S):
---	----------------------

CUSTOMER SIGNATURE: 

DATE: APR-11-2022

CUSTOMER SIGNATURE: 

DATE: APR-11-2022

SALES REP NAME: Mohafizali Merali QTK AUTHORIZED SIGNATURE:



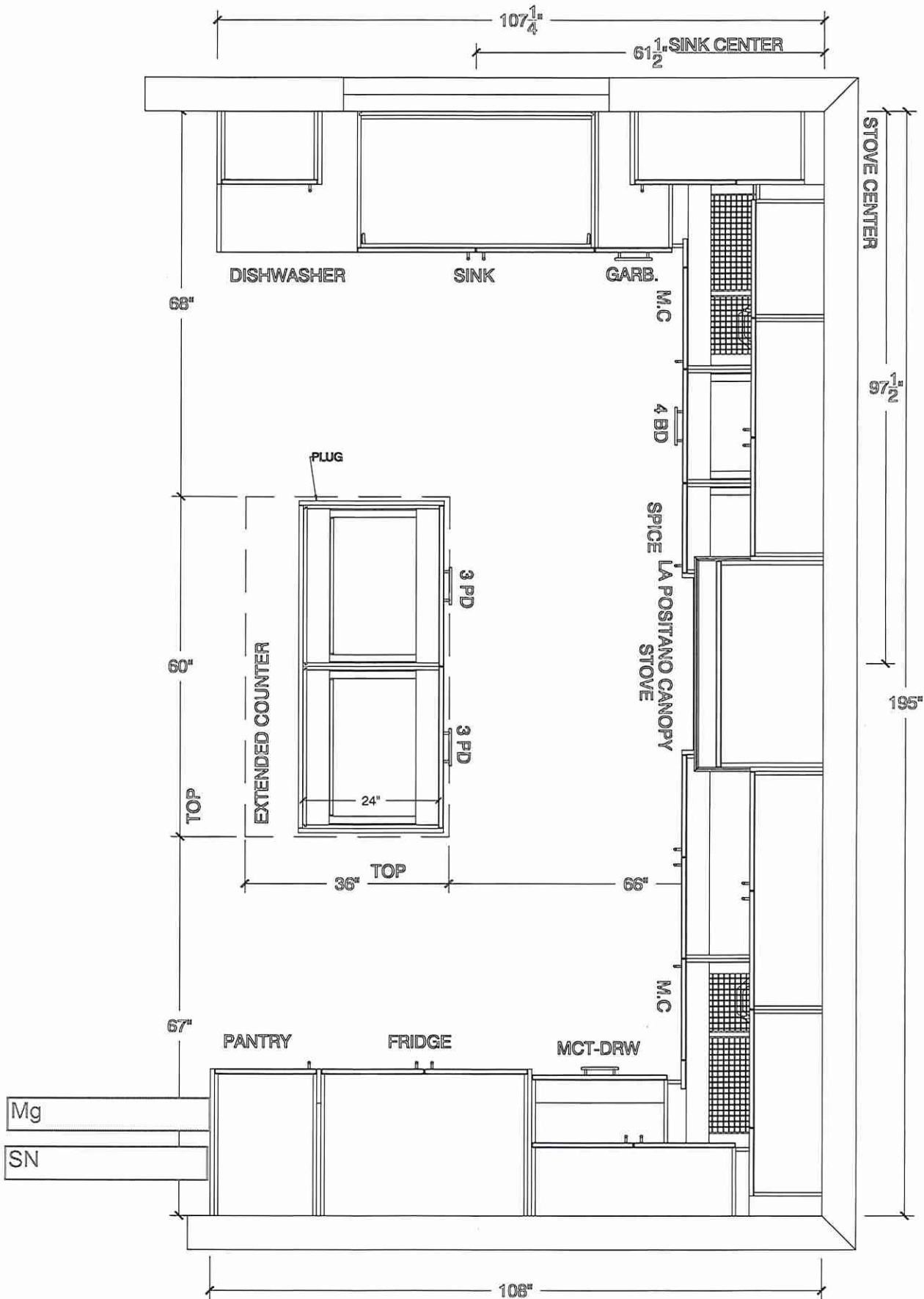
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: APRIL 12 2022
EMAIL: _	SPECIES: _	TOP: _	PAGE:

COMMENTS:

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KITCHEN PLAN





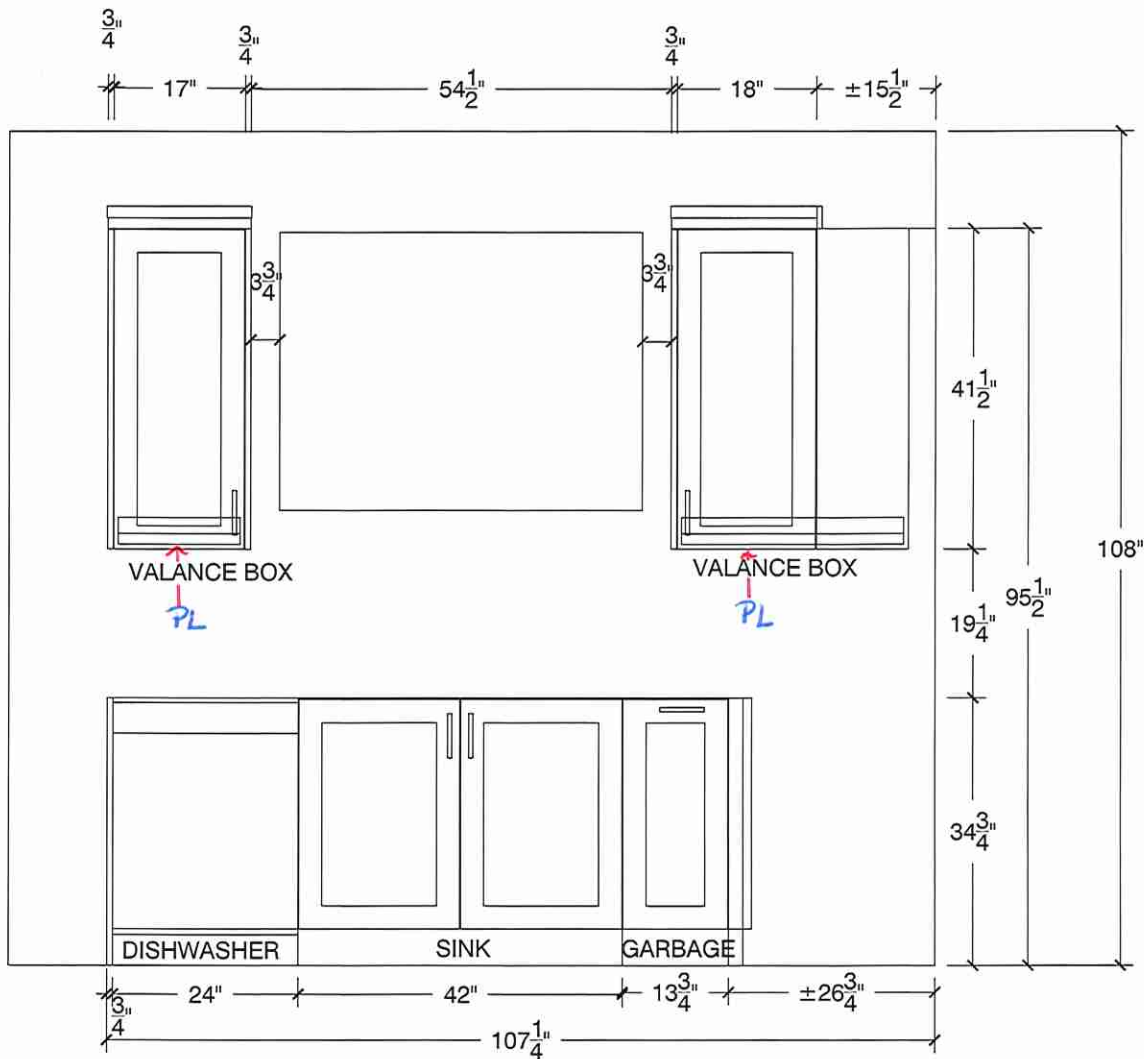
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APRIL 12 2022
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WINDOW WALL ELEV



MG

SN

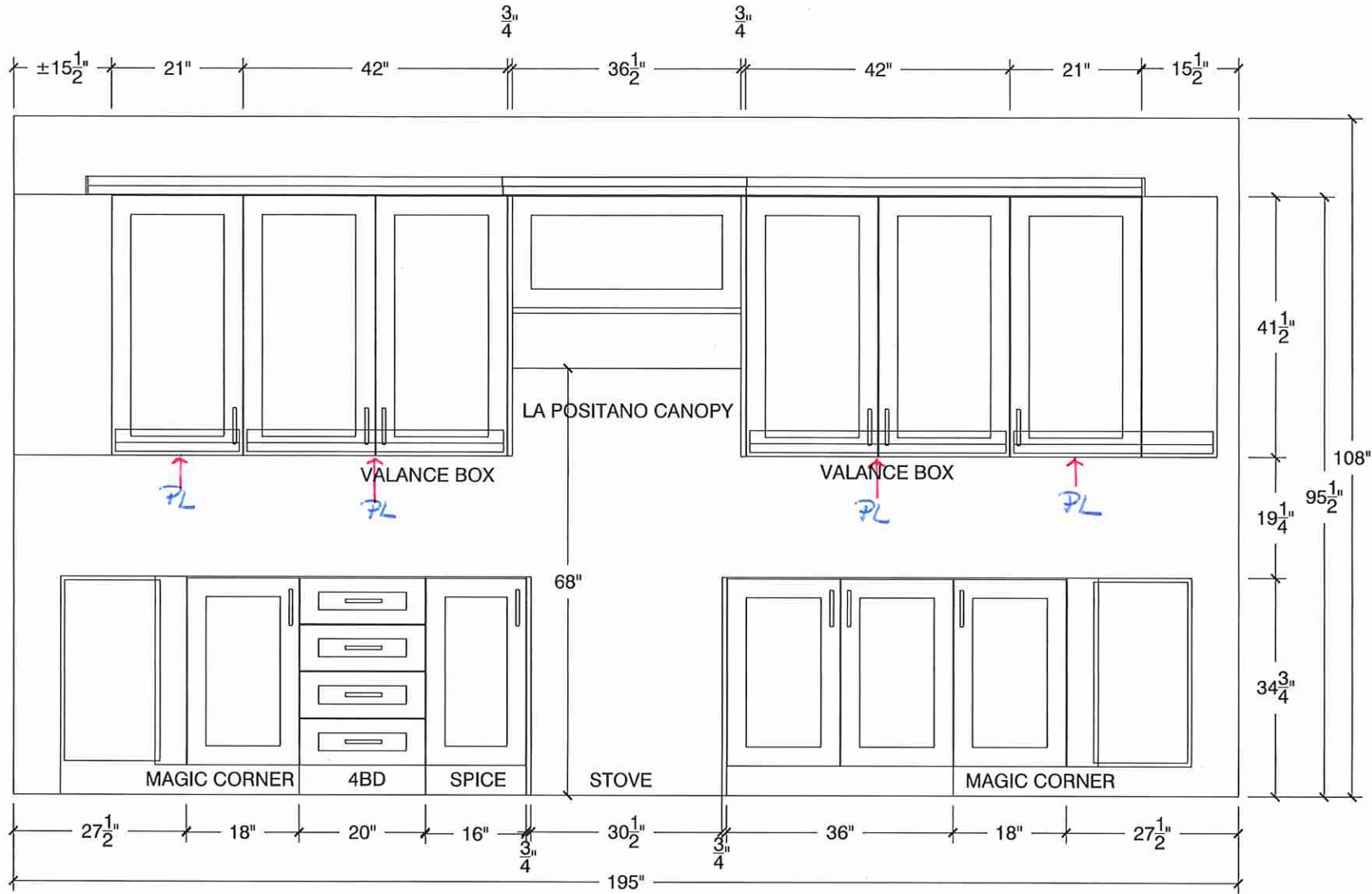


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APRIL 12 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:			

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STOVE WALL ELEV



MG

SN



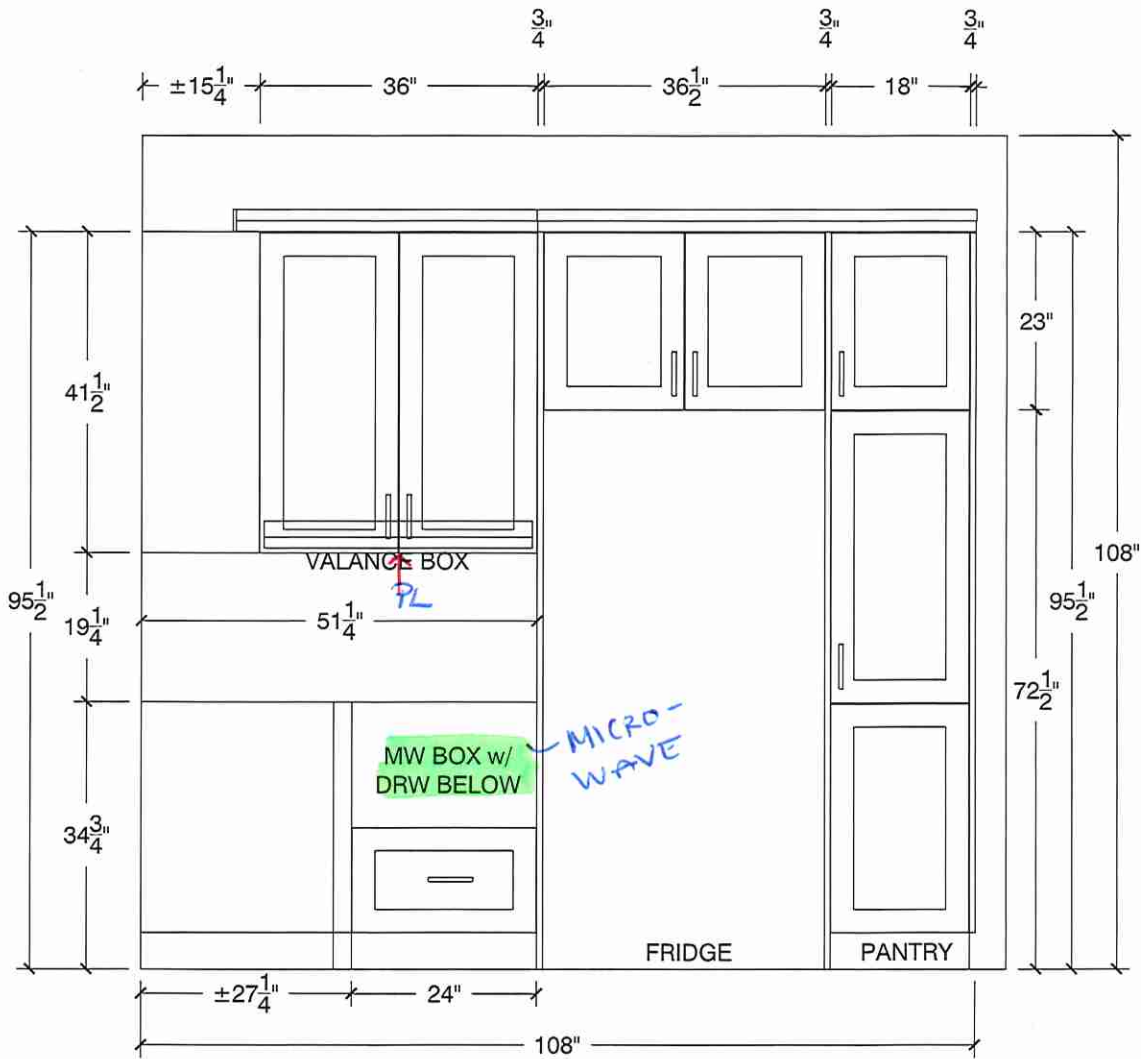
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APRIL 12 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:

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FRIDGE WALL ELEV



MG

SN



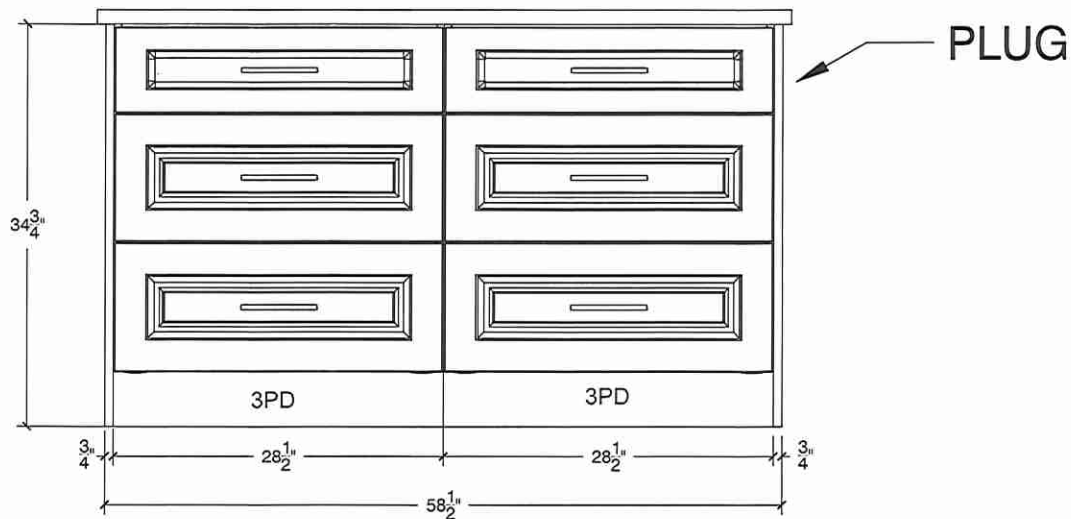
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 3/4"= 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APRIL 12 2022
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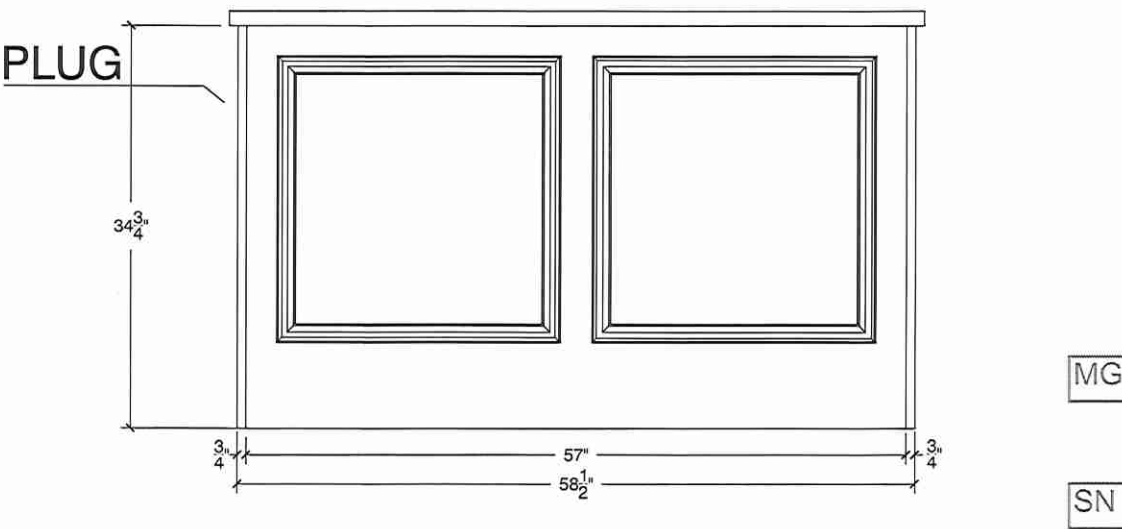
COMMENTS:

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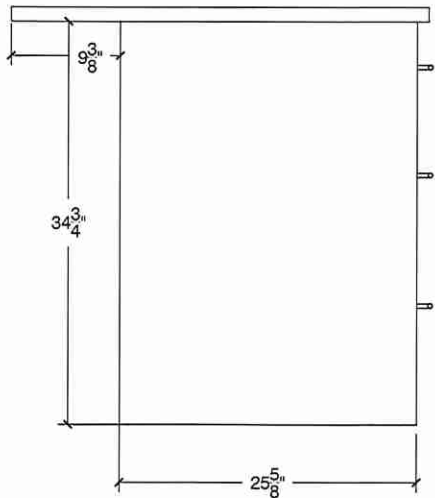
ISLAND FRONT



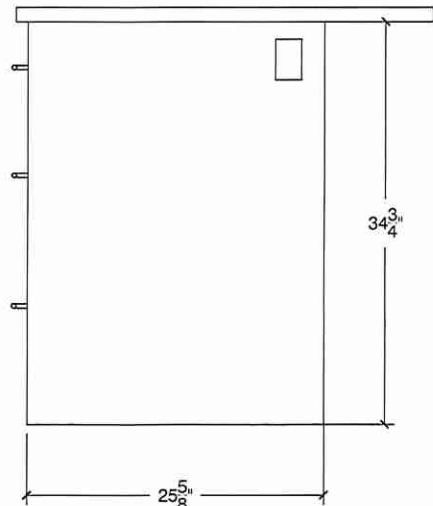
ISLAND REAR



ISLAND SIDE



PLUG CUT OUT





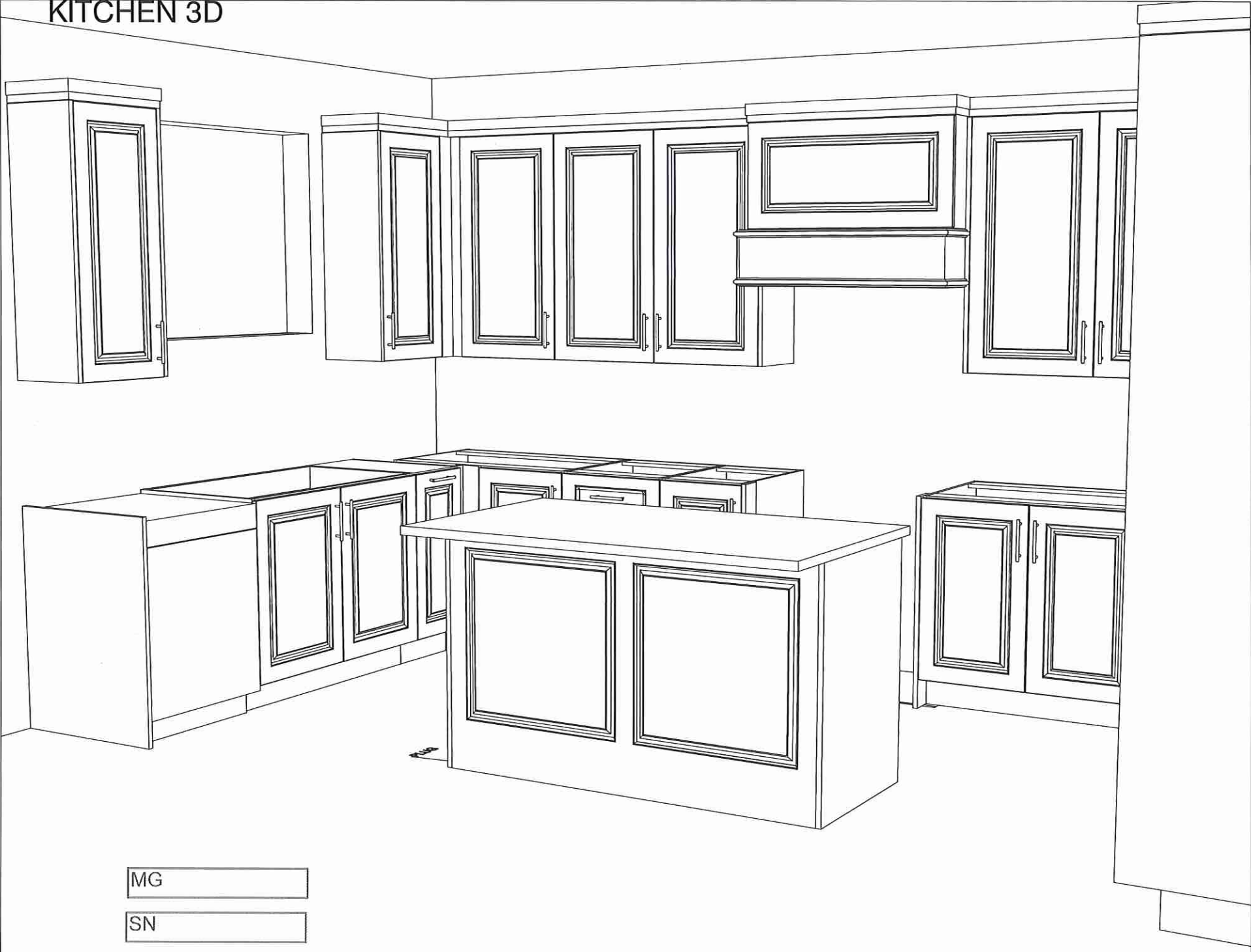
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE:
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APRIL 12 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

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KITCHEN 3D



MG

SN



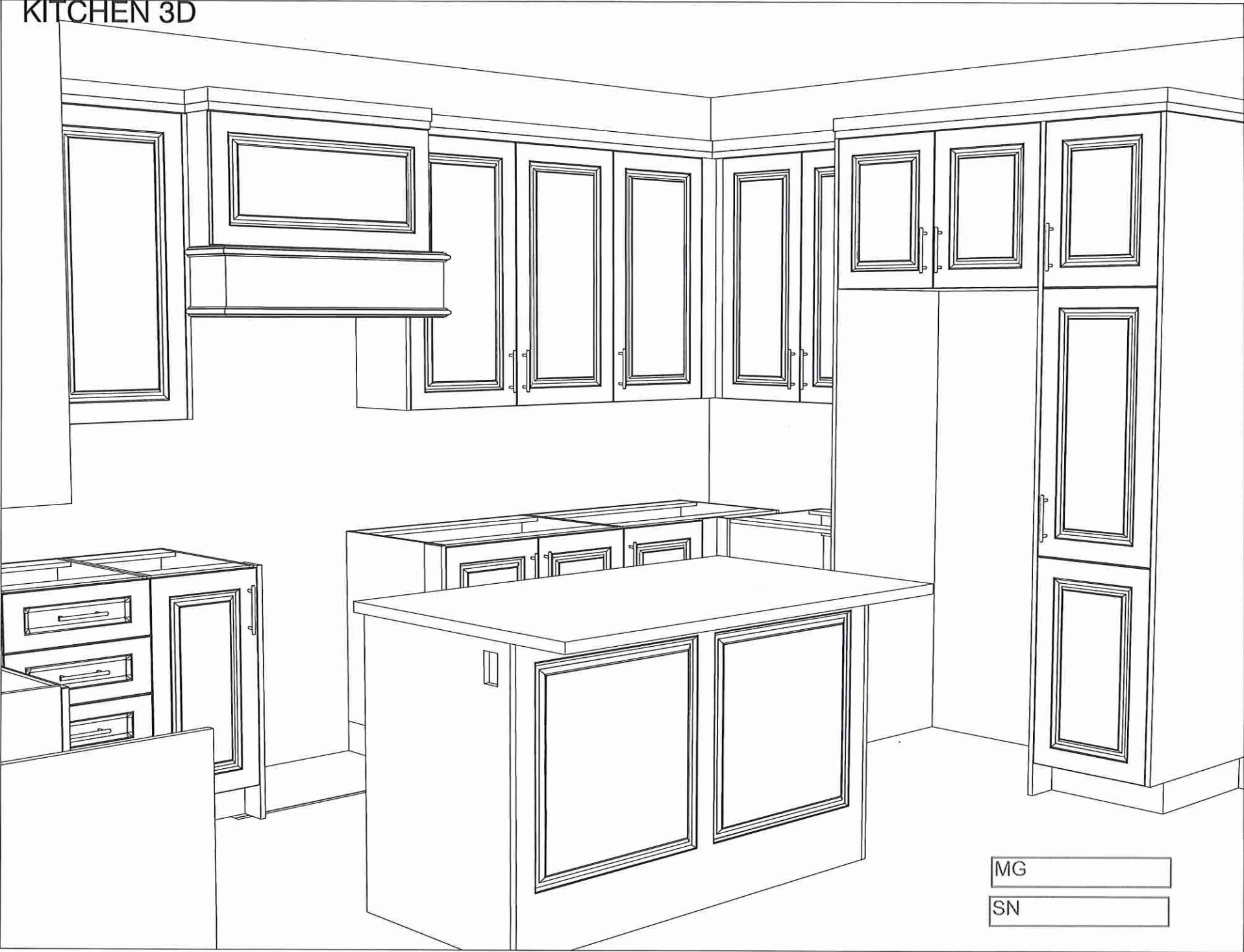
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF (38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE:
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: APRIL 12 2022
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KITCHEN 3D



MG
SN



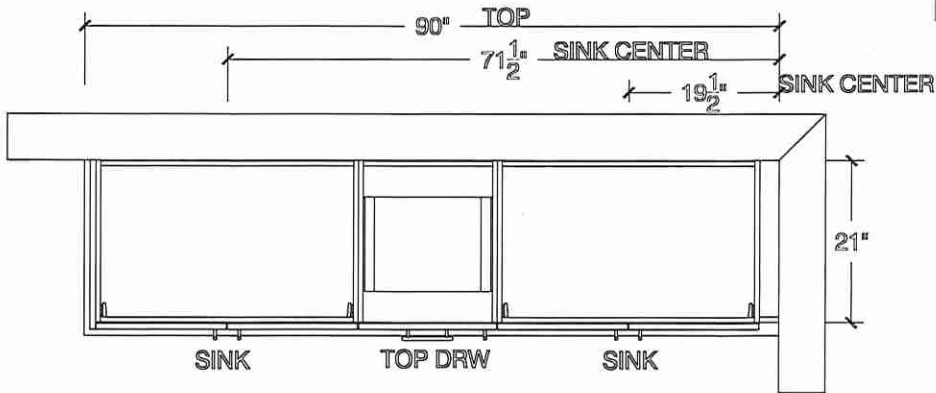
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APRIL 12 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:

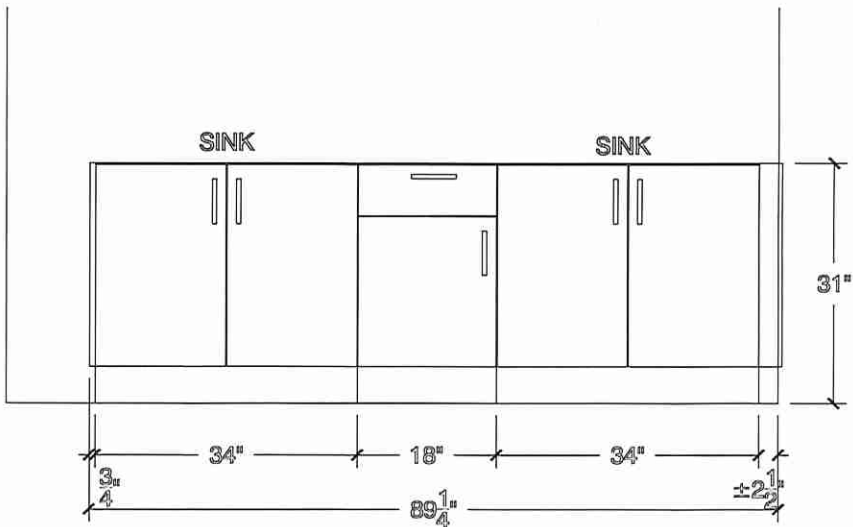
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Master
ENSUITE PLAN



Master
ENSUITE ELEV



MG

SN



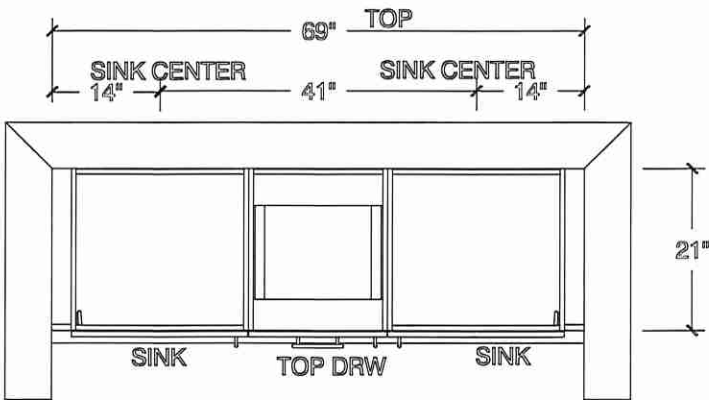
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APRIL 12 2022
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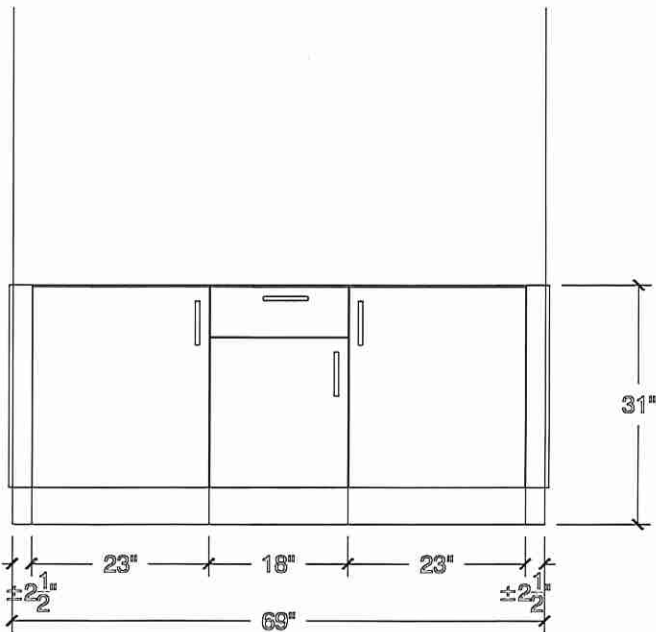
Twin Bath 2/3 PLAN



Twin Bath 2/3 . ELEV

MG

SN





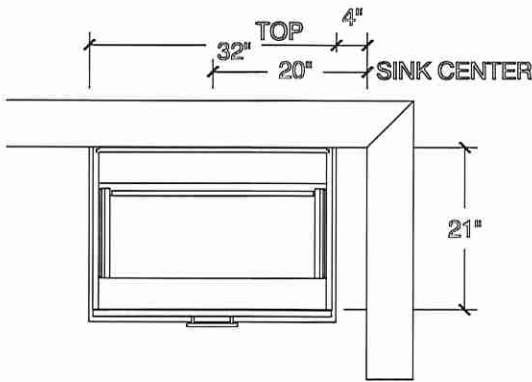
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY:NG
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APRIL 12 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:

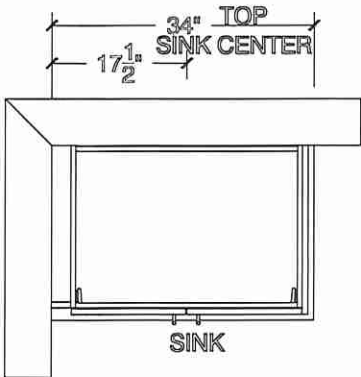
COMMENTS:

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POWDER PLAN



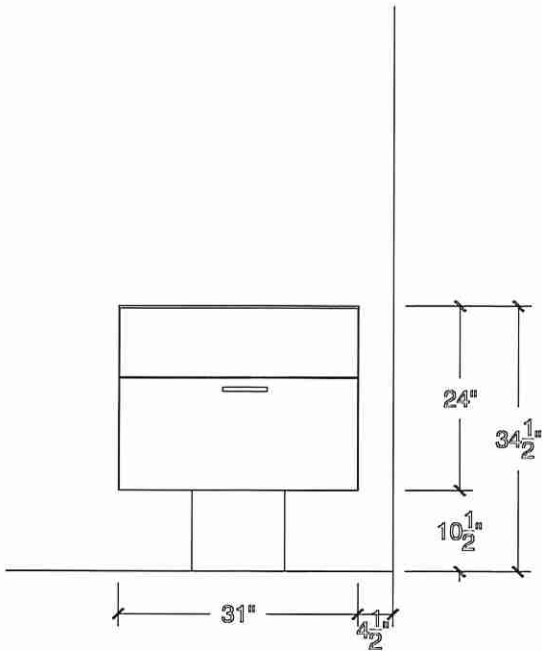
Ensuite #2 PLAN



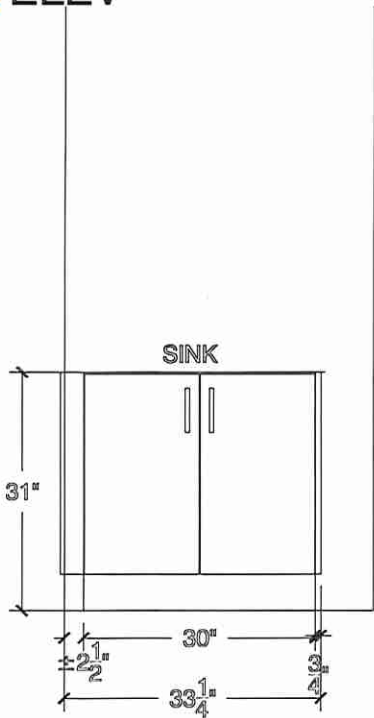
SN

MG

POWDER ELEV



Ensuite #2 ELEV





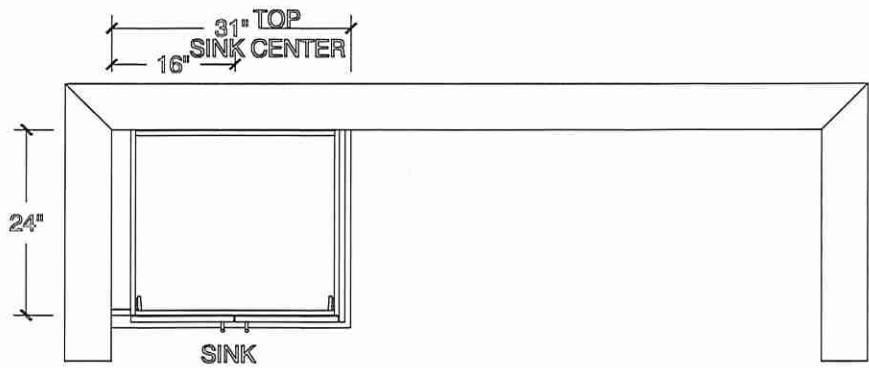
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 39 CTF(38-11)	ROOM: KITCHEN	DRAWN BY: NG
SITE: CENTREFIELD	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: APRIL 12 2022
EMAIL: __	SPECIES: __	TOP: __	PAGE:

COMMENTS:

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

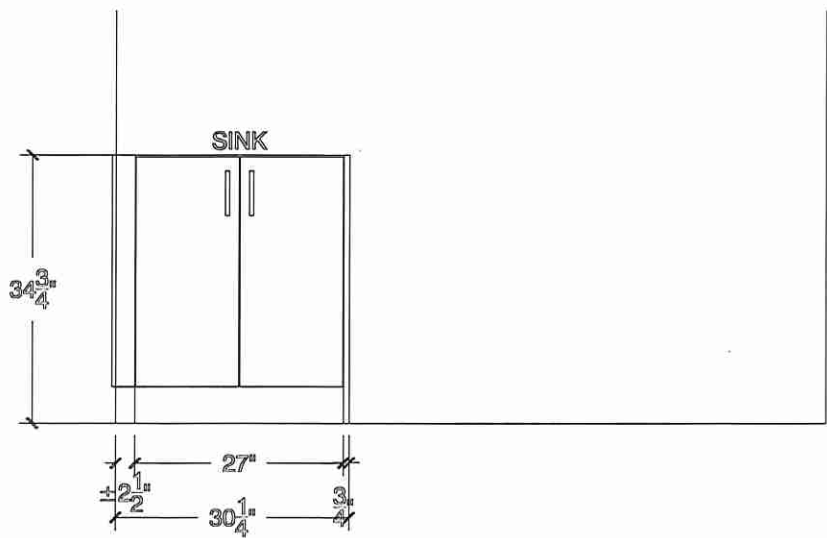
LAUNDRY PLAN



MG

SN

LAUNDRY ELEV



Lot 39
Oak Ridge

HOME APPLIANCES

LG COOKING

LMC2075_

NeoChef Countertop Microwave Oven

DS

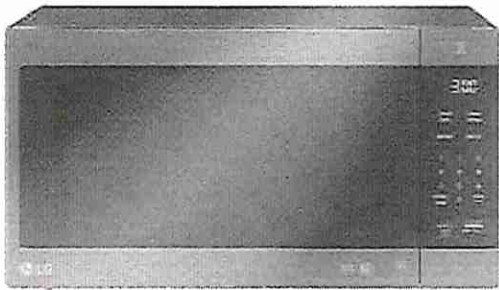
MGHK

DS

SN

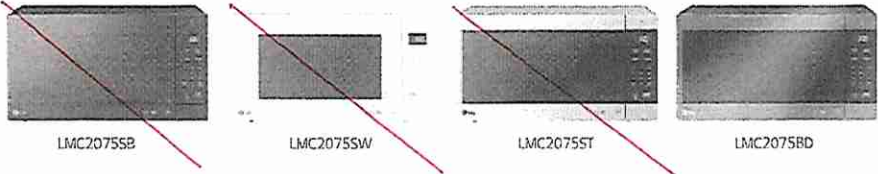
 **LG**
Life's Good

- 2.0 cu.ft. Oven Capacity
- Smart Inverter
- EasyClean® Interior
- SmoothTouch™ Glass Touch
- Hexagonal Stable Ring
- LED Interior Light
- 10 Year Warranty on Magnetron
- Available in Black Stainless Steel, Stainless Steel, Smooth White and Smooth Black



CAPACITY	
Cavity Size	2.0 cu. ft.
FEATURES	
Watts	1,200 Output / 1,350 Microwave
Turntable Diameter	16"
Display	SmoothTouch™ Glass Touch
Lighting	White LED
COOKING FEATURES	
Power Levels	10
Sensor Cooking Options	7 (Potato, Fresh Vegetable, Frozen Vegetable, Frozen Entrée, Bacon, Rice, Soften Butter)
Sensor Reheat Options	5 (Beverage, Casserole, Pizza, Dinner Plate, Pie)
Defrost Options	4 (Meat, Poultry, Fish, Bread)
Quick Start	Yes
CONVENIENCE FEATURES	
EasyClean® Interior	Yes
Clock	Yes
Completion Beeper	Yes
Energy Saving Button	Yes (turns off LED display)
SAFETY FEATURES	
Child Lock	Yes
MATERIALS/FINISHES	
Available Colors	Black Stainless Steel (BD), Stainless Steel (ST), Smooth White (SW), Smooth Black (SB)
Cavity Material	Metal
Cavity Coating	EasyClean® Enamel (Gray Interior)

POWER/RATINGS	
Input Volt/Hertz	120/60
Input Amps/Watts (Microwave)	14A/1600W
DIMENSIONS	
Cavity (WxHxD)	16 11/16" x 11 1/4" x 18 1/16"
Exterior (WxHxD)	23 7/8" x 13 9/16" x 19 5/16"
Net Weight	36.4 lbs.
Shipping Weight	40.7 lbs
Shipping Dimensions (WxHxD)	27 3/4" x 15 2/5" x 21 1/4"
LIMITED WARRANTY	
1 Year Parts and Labor (In Home Service) 10 Years Limited on Magnetron (In Home Service)	
UPC CODES	
LMC2075BD (Black Stainless Steel)	048231337181
LMC2075ST (Stainless Steel)	048231337198
LMC2075SW (Smooth White)	048231337204
LMC2075SB (Smooth Black)	048231337105

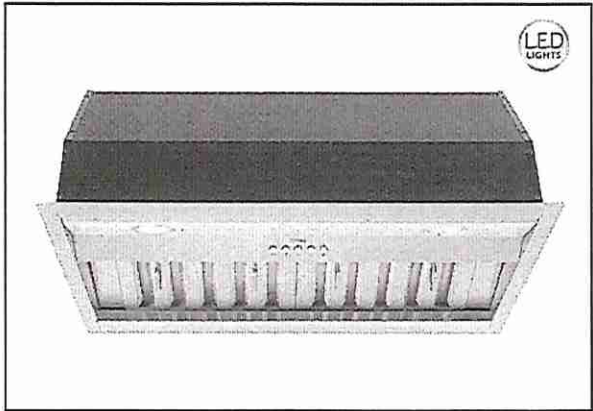


Lot 39
Oak Ridge

DS
MGT
SN

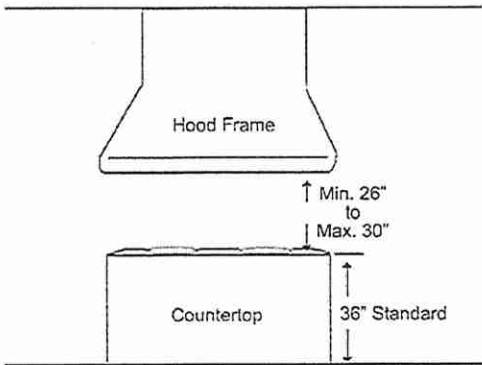
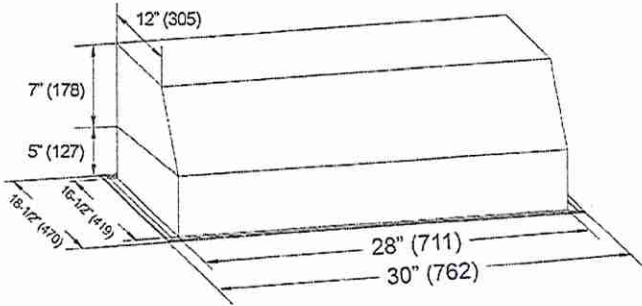
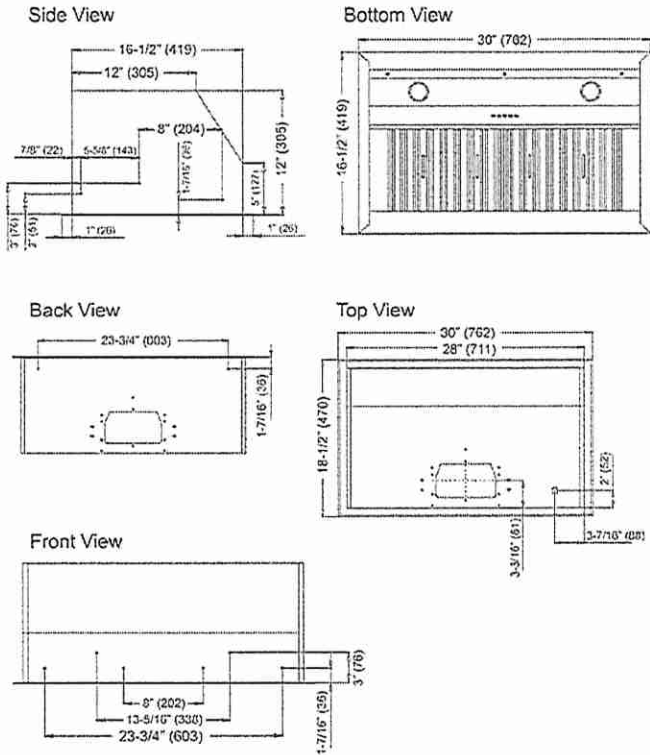
KOBE®
KOBE Range Hoods

So Quiet... You Won't Believe It's On!



Brillia®
INX26 SQB-700-3 SERIES
Built-In

Model / Size	INX2630SQB-700-3 / 30"
Appearance	
Stainless Steel	✓
Seamless	✓
Performance	
CFM / Sone	180 to 630
QuietMode™	2.0 Sone / 61 dB
LED Lights	2 x Lights (3W)
Speed	3 Speed
Control	Mechanical Push Button
Blower Type	Single Horizontal Squirrel Cage
Exhaust	Top - 6" Round Top - 3-1/4" x 10" Rectangular Rear - 6" Round Rear - 3-1/4" x 10" Rectangular
Consumption / Ampere	224W / 1.5A
Filter	Baffle Filter
Optional Accessories	
Backsplash Panel	SSP30 (30" x 32") SSP36 (36" x 32")



Information subject to change without notice.
Measurement in inches (mm). Inches are converted

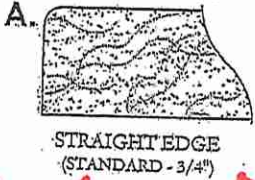
* Building code may vary.
www.koberangehoods.com VER. 191024

Lot 39
Oak Ridge

CONNOLLY Marble & Granite Ltd.

EDGE
DETAILS

004

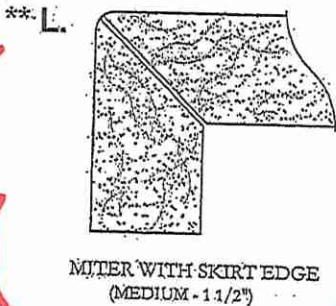


Powder Room
master Ensuite
Ensuite #1

Twin Bath 2/3

DS
MGRK

DS
SN



Kitchen



EDGING UP-GRADE OPTIONS

RECEIVED
RCS